

# **39 Christchurch Hill Hampstead**

**Design and Access Statement  
November 2006**



# Design and Access Statement

## Introduction

The following design and access statement has been prepared on behalf of Mr. and Mrs. A Cooper as part of a planning submission for the alteration, extension and reinstatement of 39 Christchurch Hill as a single dwelling, a 5 story house located within the Hampstead Conservation area.

Under the Government Circular Guidance on changes to the development system (effective 10 August 2006) Design and Access statements are only required for the development of an existing dwelling house where that house is within a conservation area. Due to the short period of time that the regulation has been in force much of the advice that relates to Design and Access statements required under the new guidance, for example the CABI publication Design and access statements, how to write, read and use them, relates to far larger and more complex planning applications. This statement has where applicable followed CABI's advice and has highlighted where it was thought not to be applicable.



Photograph of 39 Christchurch Hill in context



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## Site Assessment

39 Christchurch Hill is located in Hampstead Village, within the Willow Rd/South End Road area of the Hampstead Conservation area. This section of Christchurch Hill was built as part of the development of 19th Century development of Hampstead and was built around 1880. The street slopes down steeply from Canon Place to Willow Rd., with 39 Christchurch Hill located in the southern part of the street below the intersection with Well Walk. The southern part of Christchurch Hill is unusual in that there is a terrace of houses on only one side of the street, with only a few houses on the opposite site at the northern end of this section of the street before the street intersects the boundary of Hampstead Heath.

The houses comprise a basement and three levels with the roof level generally being used as a fourth level of accommodation. They are arranged in handed pairs and the uniformity of the original design and materials is generally intact below roof level, with the ground level windows, the arched front doors and windows at first and second floor giving the street a consistency. This does not however continue at roof level where the majority of houses now have significant dormer windows of various shapes, sizes and design, and the original

roofscape has been considerable impaired.

The conservation area statement describes this part of Christchurch Hill as follows:

'This section of Christchurch Hill, Nos 1-41, forms a continuous terrace on the hill, with the southern part facing the East Heath. It is a flat fronted terrace, three floors and a basement, with arched front door and stucco dressings, with sash windows, tripartite at ground floor level. The lintels and doorways have a decorative keystone. Overlarge dormers at Nos. 5 and 11 harm the consistency of the terrace. At the lower ends of the terrace the back garden walls face Willow Rd. and are overhung by plentiful foliage.'

The conservation area statement was last updated in October 2002 and since then various additions and alterations have been made along the terrace. Significant dormers can be seen on the majority of houses, a number of houses have chosen to convert the vaults under the front garden into habitable rooms and there are several rear extensions of varying type and design.

The house itself is currently divided into two maisonettes.

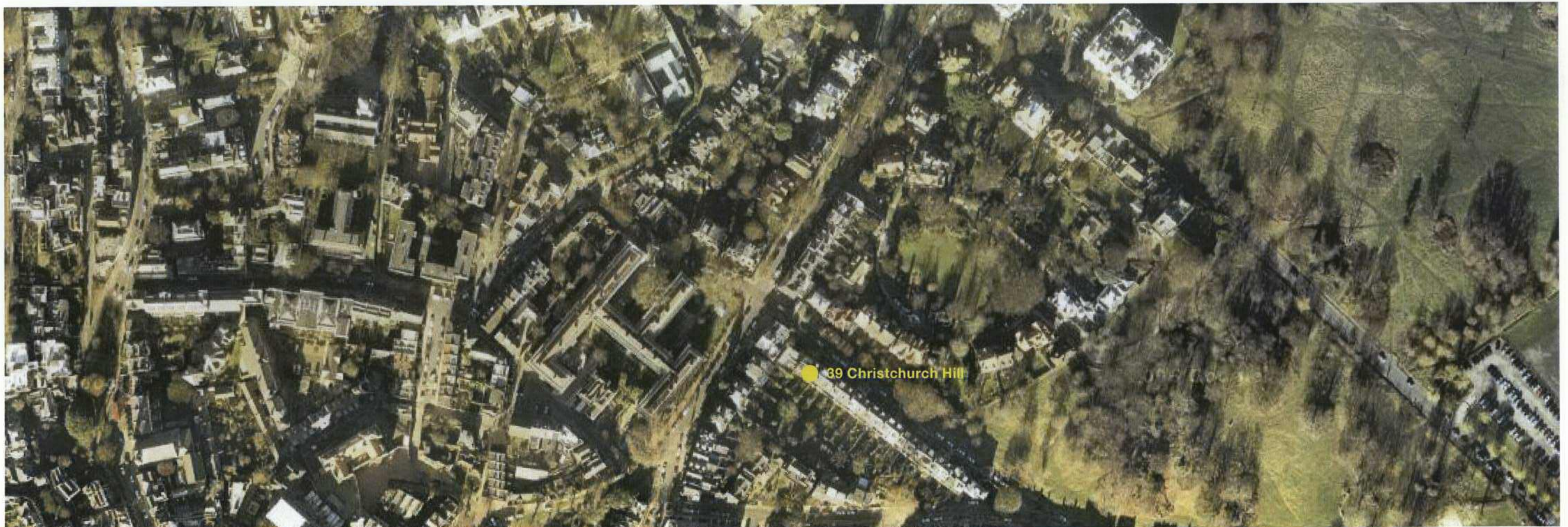
## Social

Apart from the potential disruption to the immediate neighbours during construction it is unlikely that people in the locality generally will be affected by the development. It is also unlikely that people in the locality generally will have any aspirations for the site.

The immediate neighbours have been consulted by the client on the proposals and their comments were taken into account.

## Economic

Not applicable



Aerial photograph showing 39 Christchurch Hill and the surrounding area



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## Planning Policy

### Government Policy and UDP

In addition to Government policy, in particular that contained in PPG15: Planning and the historic environment 1994, the London Borough of Camden Replacement Unitary Development Plan Adopted June 2006 and the Hampstead Conservation Area statement set the relevant policy framework for this application.

In addition to strategic policy S4 – Housing, H1 – New housing, H3 – Protecting existing housing, SD6 – Amenity for occupiers and neighbours, the relevant policies are contained in Section 3 of the UDP. These are:

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

### Supplementary Planning Guidance

The relevant sections within the Supplementary Planning Guidance 2002 are

Section 2.7 – Alterations and extensions, of particular relevance are sections 2.7.2 which advises that some alterations may be permitted for single family dwellings and that the most satisfactory are those that alter the external fabric as little as possible. Further the guidance given in sections 2.7.3 to 2.7.10 has been taken into account in preparing these proposals.

Section 2.8 – Roofs and terraces, particularly section 2.8.3 that states that roof alterations are likely to be acceptable where there is an established form of roof alteration to a terrace. Sections 2.8.4, and 2.8.14-2.8.18 – Roof dormers and rooflights have also informed the preparation of these proposals.

Although yet to be adopted the Camden Planning Guidance – Consultation draft is also relevant, in particular:

The section on extensions, alterations and conservatories, and particularly paragraphs 12-18, 24-36.

The section on Roofs and Terraces, particularly paragraph 8 which repeats the advice of the current supplementary planning guidance, and paragraphs 19-24 on dormer windows, and paragraphs 25-28 on balconies and terraces.

### Conservation area statement.

The description of Christchurch Hill within the Conservation area statement has been included in section 1.1 above. Further Nos 1-41 (odd) Christchurch Hill, though unlisted but are recorded in the Conservation Area statement as buildings which make a positive contribution to the conservation area.

The statement gives guidance on current issues. It states that where new development has not

been successful in contributing to the character of the Conservation Area it usually involves a number of design issues including:

- the use of inappropriate materials
- Inappropriate bulk, massing and/or height

There is also concern over the inappropriate extensions, alterations and additions to roofs, and alterations to or addition of basements.

A number of the guidelines within the Conservation Area Statement will be relevant here and have been taken into account in the design of the proposals. These are:

- H2 – Basements which states that extending into basement areas will only be acceptable where it would not involve harm to the character of the building or its setting.
- H31 – Roof extensions. This sets out the conditions where roof extensions would not be acceptable. The relevant tests for this proposal is whether the terrace is largely, but not necessarily completely, unimpaired, in which case an extension would not be acceptable. Gayton Road is cited as an area where due to the number of roof extensions the roofscape has been impaired to such an extent that further roof extensions would be appropriate in principle.
- H34 – Roof Terraces/Gardens. This states that roof terraces/gardens are an opportunity for external space, and that care should be given in their design so that do not have a detrimental impact and should not result in an unreasonable amount of additional overlooking or impact on long views in particular.

It should be noted that the conservation area statement was last revised in October 2002 and since that time a number of planning permissions have been granted for dormer windows of a similar size to those criticised in the Conservation Area Statement. These are listed below.

### English Heritage advice

Finally the English Heritage guidance on the extension to London Terrace houses – London Terrace Houses 1660-1860 – a guide to alterations and extensions, has been used for guidance.

### Relevant Recent Planning Consents

We believe the following planning consents have set precedents that are relevant to this application:

- Consent for new front and rear dormers to Number 27 Christchurch Hill, application number 2005/4382/P – decided 14 December 2005
- Consent for new front and rear dormer to Number 9 Christchurch Hill, application number 2004/2070/P, decided 12 July 2004.



View of the front of 39 Christchurch Hill



# Design and Access Statement

## Use

The client brief is to:

- create a family home
- to maintain the historic character of the house and the neighbourhood
- to have 5 bedrooms, a study and a playroom for the children
- to generally maximise the usable space within the existing building fabric
- where possible to maximise daylight within the house, particularly on the top floor
- to open up the house to the garden.

## Amount

The principal element of the development comprise:

- Reinstatement of the house as a single dwelling
- Alterations to the house including the provision of additional windows at Basement Level in order to allow the vaults under the front garden to be used.
- Moving one of the walls to the basement area that would result in 1.72 sq. m additional area
- The enlargement of the dormer windows to the front and rear at roof level.
- The addition of a velux window above the stairs at roof level.

## Layout

The CABE guidance requires a description of the layout on the site. This can be seen on the extract of the Ordnance Survey Map opposite. Given that the proposal is for the alteration and extension of an existing building, and the site layout is as existing we do not believe this section is applicable to this proposal, however any relevant issues are covered in the design and access sections later in this document.



Ordnance Survey map showing the site location and layout